



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION  
PUBLIC HEARING MINUTES**

*Held virtually via Zoom*

**August 12, 2021**

**Commissioners Present:** *David Berarducci, Susan Goganian and Thomas Rodde*  
**Commissioners Absent:** *Lynn Smiledge, and John Karoff*  
**Staff Present:** *Joseph Cornish, Director of Design Review; and Gabriela Amore, Preservation Planner*

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A full recording of the hearing is available at: <https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

**6:00 PM:** Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the design review hearing to order.

**I. VIOLATIONS**

**APP # 22.0127 FPC**

**ADDRESS: 253 SUMMER STREET**

Applicant: COJE Management Group, Chris Jamison

Proposed Work: Ratify installation of speakers, heaters, and additional lighting at the patio.

**Project Representatives:** Erin Doherty and Chris Jamison were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of drawings and photographs showing the existing and proposed conditions.

**Discussion Topics:** The Commissioners discussed the appropriateness of the string lights compared to the approved lantern lights. They questioned the number of speakers, the locations of the heaters, and the need to reduce the clutter at the ceiling. They also asked the applicant why they did not submit an application prior to undertaking this work.



**Public Comment:** Sara McCammond suggested reducing the number of speakers and removing the speakers facing the Harbor Walk. She also questioned the appropriateness of the string lights. Joshua Johnson questioned the number of speakers and asked about the status of the extended patio.

**T. Rodde motioned to approve the application with provisos. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: NONE).**

- **The number of speakers is reduced to eight, they must be relocated inside to joists at the ceiling and face down, and they must be painted to match the color of the surrounding wood.**

**APP # 22.0120 FPC**

**ADDRESS: THOMSON PLACE**

Applicant: Paul Connolly

Proposed Work: Ratify removal of trees and pits along Thomson Place.

**Project Representatives:** Paul Connolly and Nate Turner were the project representatives.

**Documents Presented:** The Commissioners reviewed a presentation consisting of photographs showing previous and existing conditions.

**Discussion Topics:** The Commissioners discussed the appropriateness of trees in this location of the district and the narrowness of the sidewalks at this location. They also discussed planting new trees in more appropriate locations such as the nearby plaza

**Public Comment:** Sara McCammond expressed concern about losing 14 trees and spoke in favor of planting trees in the nearby plaza area. Tom Ready requested that the Commission revise its guidelines to encourage the planting of trees in the district.

**D. Berarducci motioned to approve the application with provisos. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TS) (N: None) (ABS: NONE).**

- **The applicant should explore creating a plan to plant trees in an appropriate nearby location.**

## II. DESIGN REVIEW

**APP # 21.0994 FPC**

**ADDRESS: 364-372 CONGRESS STREET**

Applicant: Mike Shunta



Proposed Work: Remove existing smokestack at roof and install new roofing system, install new flashings and moldings to match existing.

**Project Representative:** Don Wiest was the project representative.

**Documents Presented:** The Commissioners reviewed a presentation consisting of drawings and photographs showing the existing and proposed conditions.

**Discussion Topics:** The Commissioners were pleased that the applicant plans to rebuild the chimney stack.

**Public Comment:** Tom Ready stressed the importance that the new chimney stack exactly matches the appearance of the existing chimney stack. Sara McCammond expressed concern about the loss of chimney stacks in the district.

**D. Berarducci motioned to approve the application with provisos. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: NONE).**

- **The brick, mortar and design details of the new chimney must match the existing chimney, with all details remanded to staff for final approval.**

**APP # 22.0113 FPC**

**ADDRESS: 22 THOMSON PLACE**

Applicant: Jason Parillo

Proposed work: Install new signage at main entrance on existing sign band

**D. Berarducci motioned to continue the application. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: NONE).**

**APP # 22.0072 FPC**

**ADDRESS: 300 A STREET**

Applicant: Dyer Brown & Associates

Proposed work: At the main roof, demolish one (1) RTU and install three (3) new RTUs.

**D. Berarducci motioned to continue the application. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: NONE).**

**APP # 22.0125 FPC**

**ADDRESS: 12 FARNSWORTH STREET**

Applicant: Philip Marcotty



Proposed work: Replace existing loading dock and stairs at rear of building. At roof, repair two (2) brick head houses, install mechanical equipment, and expand existing mechanical penthouse.

**D. Berarducci motioned to continue the application. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: NONE).**

### III. ADMINISTRATIVE REVIEW

**S. Goganian motioned to approve the Administrative Review/Approval Applications. T. Rodde seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (Abs: None).**

### IV. STAFF UPDATES

There were no staff updates

### V. ADJOURNMENT: 7:15 PM

**S. Goganian motioned to adjourn the hearing. T. Rodde seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (Abs: None).**